

Initial DS
MM TM

Return To:
GANEK PC
Laura Suggs
12600 Deerfield Parkway, Suite 100
Alpharetta, GA 30004
Phone: (404)892-7300 Fax: (404)892-7246
MT230
Tax Parcel ID: 18 204 06 004

DEED PREPARATION ONLY

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Fulton

THIS INDENTURE, made the 10th day of June, 2023 between **TIMOTHY PATRICK MCGINN**, as party or parties of the first part, hereinafter called Grantor, and **MYRANDA MCGINN AND TIMOTHY MCGINN**, as joint tenants with rights of survivorship and not as tenants in common, as party or parties of the second part, hereinafter called Grantee (the words, "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 204 of the 18th District, DeKalb County, Georgia, being Lot 4, Block C, Unit II, Hillcrest Subdivision, as per plat recorded in Plat Book 25, Page 45, DeKalb County Records, which plat is hereby referred to and made a part of this description.

Parcel ID Number: 18 204 06 004

Which currently has the address of: **2208 Medfield Trail NE, Atlanta, GA 30345**

This conveyance is made subject to the following:

1. Ad Valorem real property taxes and assessments for 2023 not yet due and payable and subsequent years.
2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

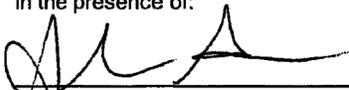
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS]

Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

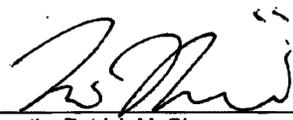
IN WITNESS WHEREOF, the Grantor will, subject to the exceptions, warrant and forever defend the right and title to the premises unto the Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
this 16th day of June, 2023
in the presence of:



Witness



Timothy Patrick McGinn (Seal)



Notary Public
My Commission Expires:

(Notary Seal)

